

ORDINANCE *8661*
AN ORDINANCE TO REDUCE INSPECTION FEES FOR OCCUPANCY PERMITS FOR
OWNER-OCCUPIED PREMISES

WHEREAS, the City of Granite City is a Home Rule Unit pursuant to Article 7, Section 6, of the Illinois State Constitution of 1970; and

WHEREAS, Section 15.04.080 of the Granite City Municipal Code requires a \$50.00 inspection fee for occupancy permits for residential rental units; and

WHEREAS, 15.04.080 of the Granite City Municipal Code does not currently require added fees for multiple, repeated occupancy permit inspections, where residential rental units fail inspections; and

WHEREAS, the Granite City City Council hereby finds that it makes additional demands upon City inspectors' time, and other City resources, where individual rental units repeatedly fail inspections; and

WHEREAS, the Granite City City Council hereby finds it appropriate to charge \$200.00 for a first time inspection of a new rental residential property, and \$50.00 for inspection of an existing residential rental unit.

Now, therefore, be it hereby ordained and decreed by the City Council of the City of Granite City, Madison County, Illinois, as follows:

1. Section 15.04.080 of the Granite City Municipal Code is hereby amended in its entirety to read as follows:

15.04.080 Permit fees established.

- A. A permit issued by the building and zoning department of the city of Granite City is required on any construction work referenced in the permit fee schedule in this section. A permit is required upon any building repair or series of repairs, costing over eight hundred dollars. The construction and repair work that requires a permit includes, but is not limited to, plumbing, roofing, electrical, sewer, general construction, demolition, excavation, and mechanical (heating, cooling, air conditioning, and duct work) work. Work on construction or on repairs of structures or buildings within the city of Granite City in violation of this section is prohibited.

- B. Any construction work in the city of Granite City involving construction, excavation, installation, or assembly for a structure or building, or for an addition to a structure or building, whether residential, commercial, industrial, or otherwise, shall first require a plan review and plan approval by the building and zoning administrator and his designees. Work on any new construction, or on any addition to any building or structure, on real estate in Granite City, Illinois, without prior approval of the plan and payment of the plan review fee constitutes a violation of this section.
- C. No permit or plan approval shall issue without advance payment in accordance with the fee schedule in this section.
- D. Violation of any requirement of this section, including, but not limited to, failure to pay the permit fee or inspection fee required below, or failure to obtain a permit or plan approval before work commences, is prohibited. Violation of any portion of this section shall subject the builder, contractor, subcontractor, and owner, jointly and severally, to a fine not to exceed seven hundred fifty dollars. Each day a violation occurs shall constitute a separate offense. It is the responsibility of the owner, and of any builder, contractor, subcontractor, and other person performing work referenced in this section, to comply with this section. The Granite City Municipal Court is empowered to determine violations and assess fines to enforce this section under the alternative ticket program, Section 1.24.010 et seq. of the Granite City Municipal Code.

PERMITS	FEEES
Building	
Basic permit – new, renovation, repair, or accessory buildings	\$50.00 + \$4.00 per \$1,000.00 over \$3,000.00 value
Residential plan review	\$100.00
Commercial plan review	\$250.00
Industrial plan review	\$500.00
Residential roof – gutter and downspouts + \$10.00	\$40.00
Commercial roof – cost of the project	\$50.00 + \$4.00 per \$1,000.00 over \$3,000.00 value
Fence	\$40.00
Razing	\$40.00

Demolition cash bond Ord. #7850	\$1,000.00 residential
Condemnation – title search, legals fees, etc.	Varying
Excavation/locating	\$60.00
Emergency locating (after hours)	\$175.00
Sewer tap-on	
Residential (Ord. #8278)	\$250.00
Commercial	\$500.00
Industrial	\$1,000.00
Sewer lateral	\$75.00
Flood zoning letter	\$20.00
Tank removal	\$4.00 per \$1,000.00 + excavation
Occupancy/Rental	
Rental occupancy permit	\$50.00
Re-inspection of same rental unit	\$25.00
Third and subsequent inspections of same rental unit	\$50.00
Rental change of ownership/new – B, E, M, P	\$200.00 + \$30.00 each additional unit
Home sale/change of ownership – B&E inspection	\$50.00
Mobile home – B, E, M, P	\$200.00
Electrical	
Any fee for electrical permits under Section 15.24.110 of the Granite City Municipal Code inconsistent with this Section 15.04.080, as amended herein, is hereby superseded	
Temporary utilities	\$25.00
Temporary pole	\$30.00
Permit fee	\$40.00
Inspection fee (if service off for over 6 months)	\$40.00
Inspection fee – rough, final, misc.	\$20.00
Inspection fee – if failed after 2nd inspection	\$40.00

Wiring	\$40.00
Upgrade – 100 amp	\$55.00
Upgrade – 200 amp	\$65.00
Upgrade – 300 amp and up (\$10.00 per 100 amp increase)	\$75.00 +
New construction	
100 amp	\$70.00
200 amp	\$80.00
201 amp – 400 amp	\$90.00
401 amp – 600 amp	\$120.00
601 amp – 800 amp	\$160.00
801 amp – 1000 amp	\$200.00
1001 amp – 1200 amp	\$240.00
1201 amp – 1400 amp	\$280.00
1401 amp – 1600 amp	\$320.00
1601 amp – 2000 amp	\$400.00
2001 amp – 3000 amp	\$500.00
3001 amp – 6000 amp	\$600.00
Sign (electric)	\$20.00
Plumbing	
Permit	\$40.00
Inspection fee – ground rough, rough, final, misc.	\$20.00
Inspection fee – if failed after 2nd inspection	\$40.00
Fixtures and grease traps	\$8.00 each
Backflow preventer – record keeping	\$25.00 each
Backflow preventer – using City inspector	\$150.00 each
Sprinkler systems – fee, rough, drain, backflow, final	\$115.00
Sprinkler heads	\$1.00 each
Each additional 100 heads – rough and final	\$40.00

Water service	\$60.00
Mechanical	
Permit	\$40.00
Mechanical fee – if failed after 2nd inspection	\$40.00
Inspection – new rental/business occupancy	\$50.00
Individual fixture fees:	
Alterations/repairs in excess of minor work, including ductwork	\$10.00 per \$1,000.00
Hood/exhaust – commercial cooking	\$30.00
Duct, infrared, unit heaters (each)	\$10.00
Exhaust fan/blower with/without ductwork	\$10.00
Residential prefab/masonry fireplace or wood stove	\$15.00
Replacement A/C unit < 5 tons	\$10.00
Replacement A/C unit > 5 tons	\$15.00 + \$10.00 per 5 ton per unit
New A/C or refrigeration system < 5 ton, per 5 ton unit	\$10.00
New A/C or refrigeration system > 5 ton, per 5 ton unit	\$10.00
New furnace w/ ductwork < 200,000 BTU input	\$30.00
Each additional 200,000 BTU input (per unit)	\$10.00
Replacement furnace < 200,000 BTU input	\$10.00
Each additional 200,000 BTU input (per unit)	\$10.00
Commercial or industrial appliance (each)	\$10.00
Duct collection system, per 1,000 CFM	\$4.00
Make-up air, fan or blower with/without ductwork	\$10.00
Evaporative cooling units	\$15.00
Commercial clothes dryer	\$10.00
Residential fuel oil tanks	\$10.00
Residential boiler systems, per 100,000 BTU input	\$10.00
Flue dampers (each)	\$5.00

Air compressors, industrial and commercial	\$10.00
Air handlers, industrial and commercial	\$10.00
Metal/masonry chimney – medium/high heat appliance	\$20.00
VAV boxes (per box)	\$10.00
Sewer Locate Services	
Provided on site, entirely between 7:00AM and 3:00PM CT	\$60.00 per locate, per day
Emergency locate fee (after hours)	\$175.00 per call out
Misc.	
Plan commission filing	\$150.00 + postage + recording fees
Board of Appeals filing	\$50.00 + postage + recording fees
Graphic Review Board filing	\$100.00 + postage + recording fees
H.A.R.C. Review Board filing	\$0.00
Communication towers	\$750.00 + permit fees
Motel, hotel, group home, recovery home	\$20.00 per unit
Sign permit	\$80.00 + \$2.00 per square foot

2. This Ordinance shall take effect thirty (30) days after passage and may be published in pamphlet form by the Office of the City Clerk.

PASSED this 19 day of December, 2017.

APPROVED:  ATTEST: 
Mayor Edward Hagnauer City Clerk Judy Whitaker